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0007

0007.0

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
253,500 / 253,500
253,500 / 253,500
253,500 / 253,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		OLD COLONY LN, ARLINGTON

OWNERSHIP

Owner 1:	Unit #:	7
OLD COLONY REALTY PARTNERS LLC		
Owner 2:		
Owner 3:		

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 730 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6039																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	253,500			253,500		150516
							GIS Ref
							GIS Ref
							Insp Date
							10/10/17

Source: Market Adj Cost Total Value per SQ unit /Card: 347.26 /Parcel: 347.26

Entered Lot Size Total Land: Land Unit Type:



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	150516
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	01:02:25
mmcmakin	
4730	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	253,500	0	.	253,500		Year end	12/23/2021	
2021	102	FV	249,900	0	.	249,900		Year End Roll	12/10/2020	
2020	102	FV	242,800	0	.	242,800		Year End Roll	12/18/2019	
2019	102	FV	223,500	0	.	223,500		Year End Roll	1/3/2019	
2018	102	FV	184,800	0	.	184,800		Year End Roll	12/20/2017	
2017	102	FV	171,900	0	.	171,900		Year End Roll	1/3/2017	
2016	102	FV	171,900	0	.	171,900		Year End	1/4/2016	
2015	102	FV	162,000	0	.	162,000		Year End Roll	12/11/2014	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR DAVID W/EX	61727-310		5/2/2013	Mult Lots	20,035,000	No	No		
WILFERT DAVID P	61727-289		5/2/2013	Mult Lots	99	No	No		
	18249-339		6/1/1987			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/10/2017										Measured	DGM	D Mann
5/6/2000											197	PATRIOT

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

